

Mixed use and residential on Streets

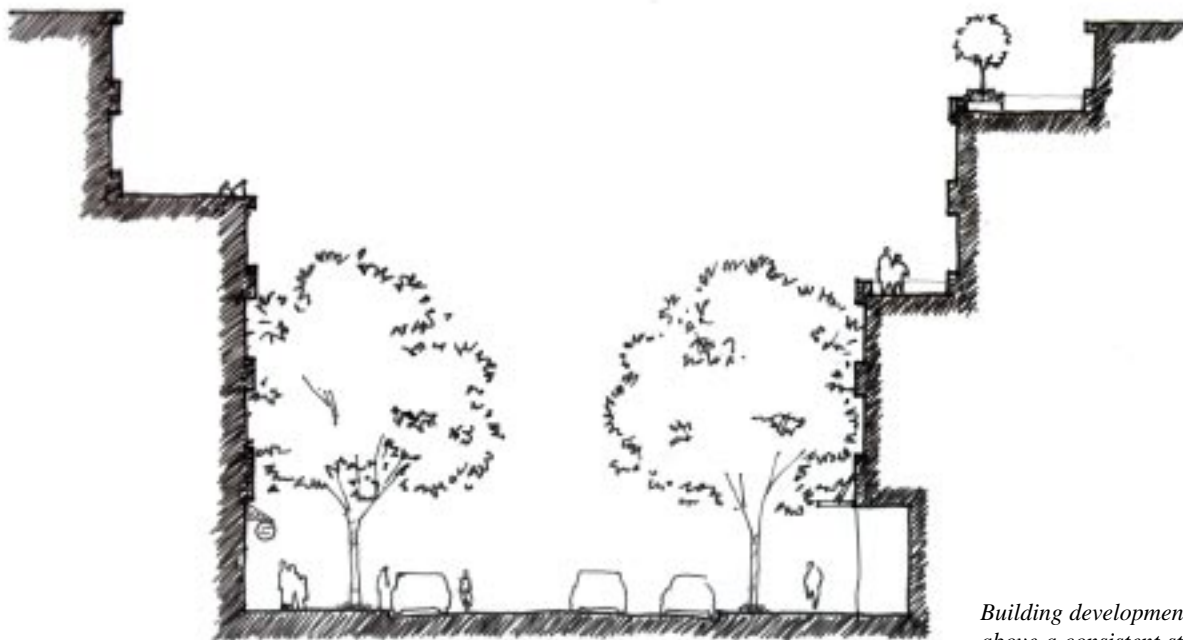
Parcels directly fronting on the east-west running streets are generally zoned NC3 -65' with a 65' height limit. Parcels located mid-block between avenues on these streets should allow for single use and/or ground related residential use. Buildings should maintain a consistent street wall up to a minimum of two story development and provide a set back(s), particularly on the south side of the street, beyond three stories to enhance solar access to the street and avoid a 'canyon'. Deviations from the consistent street wall should be allowed for public usable open spaces. Designs should provide facade modulations that break down the scale of larger developments to recall the underlying original 50' parcel sizes. Height departures should be allowed for a one floor penthouse, where such additional height is setback and demonstrated as not diminishing the solar access to the park, street or adjacent developments from existing allowable development. Where appropriate, mid-block pedestrian connections are strongly encouraged in exchange for a departure from open space requirements.



Mid-block areas of streets should allow residential developments that have entrances that open directly onto the sidewalk and activate the street.

Single-use residential on NW 58th St.

Townhouse or other ground related residential developments are encouraged on NW 58th Street. New development should mark the property line with a landscape fence or low dense hedge planting to enhance the continuity of the street



Building developments should set back above a consistent street wall to allow sunlight in.

Recommended Land-use Code Modifications

This plan ensures a high quality and character of development primarily through the established design guideline process. There are three code issues, however, that are recommended for code modifications.

1. All new developments should be required to implement the streetscape improvements under this plan, including modification to the existing curb line. Currently, in the existing zoning, new developments are not required to improve the sidewalk environment if an existing curb is in place. Since there will be a direct benefit to future developments from a complete implementation of this plan, it is suggested that the costs for these improvements be shared with the development.
2. An 'urban residential' zoning designation should be developed for mid-block parcels on 56th, 57th and 58th Streets and fronting on the park that allows mixed/single use ground related residential uses without densities restrictions. The current area does not allow single use residential outright. Since there is a considerable amount of commercial development capacity in the area, including on Market St., mid block portions of the street should allow residential development in a configuration that enlivens the street. This development should be built in a way that could be converted retail/commercial if it became viable.
3. A pedestrian overlay zoning designation should be extended from Market Street to NW 57th Street on 20th, 22nd, and 24th Avenues NW. A P1 designation currently exists on Market St. between 20th and 24th Ave. NW. This designation requires development to build in a manner that supports and active sidewalk and relieves the development of parking requirements due to available transit service and local residential density. Several less prescriptive versions of this zoning currently exist in the City. The most appropriate of these options should be applied to 20th, 22nd, and 24th Avenues NW.